



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

TECHNICAL STAFF REPORT

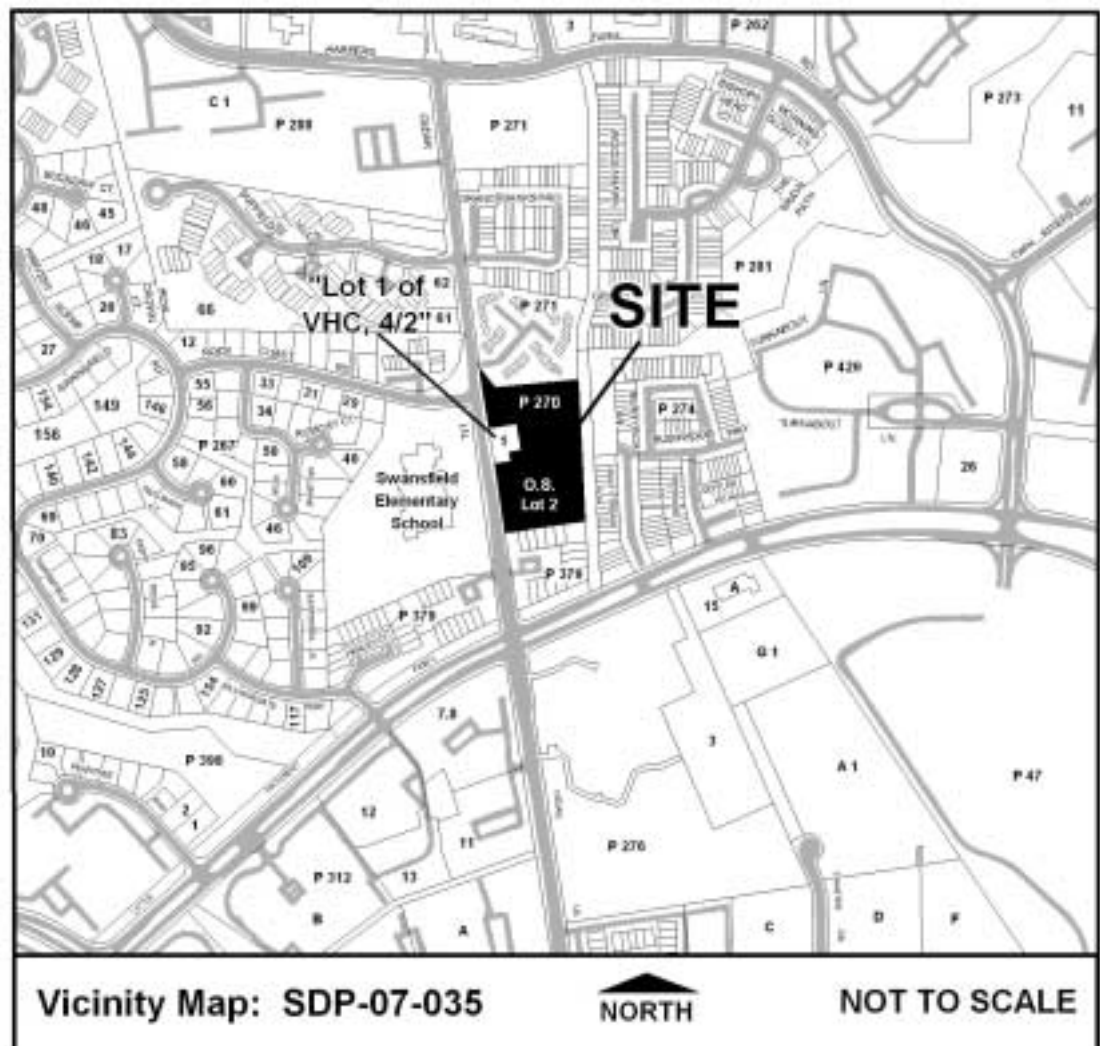
Planning Board Meeting of November 1, 2007

Case No./Petitioner: SDP-07-35 – Columbia Association

Subject: SDP-07-35, Village of Harpers Choice, Section 4, Area 2 (VHC, 4/2), Open Space Lot 2, Swansfield Community Pool Renovations

Request: For approval of a site development plan (SDP) for the construction of two building additions in accordance with Final Development Plan Phase 66 (FDP 66).

Location: The subject site is located on the east side of Cedar Lane, approximately 500 feet north of Little Patuxent Parkway, in the Sixth Election District of Howard County, Maryland.



Vicinal Properties:

The site is bounded on the north by VHC, 3/4, Lot 3, zoned New Town (NT) – Apartment land use, improved with single family attached units; on the east by VHC, 3/2, Open Space Lot 15, zoned NT – Open Space land use, improved with a paved pathway; on the south by VHC, 4/5, Lots B-2 thru B-16, zoned NT – Attached land use, improved with duplex residential dwelling units; on the west by Cedar Lane, a public road; and on the west central area by VHC, 4/2, Lot 1, zoned NT – Neighborhood Center, Commercial, improved with a parking lot and driveway shared with the site.

Site History:

1. FDP 66, VHC, 4/2 – recorded 3/3/69
2. F-69-03, VHC, 4/2, Lots 1&2 – recorded 3/14/69
3. SDP-69-09, VHC, 4/2, Lots 1&2, Swansfield Neighborhood Center, Planning Board approval 9/3/69 and signature approval 11/3/69

Site Analysis:

Area of Open Space Lot 2	4.72 acres
Zoning of Open Space Lot 2.....	NT – Open Space, Credited land use
Max. bldg. height permitted	34 feet
Max. bldg. height proposed:	
A. Bldg. addition on east side of ex. bath house	20 feet±
B. Bldg. addition B on north side of ex. bath house	17 feet±
Min. req. structure setback from a public road R/W	30 feet
Proposed structure setback from a public road R/W:	
A. Bldg. addition on east side of ex. bath house	220 feet±
B. Bldg. addition B (pump house) on north side of ex. bath house	165 feet±
Min. req. structure setback from a property line	25 feet
Closest proposed structure setback from a property line (Lot 1):	
A. Bldg. addition on east side of ex. bath house	97 feet±
B. Bldg. addition B on north side of ex. bath house	62 feet±

Max. bldg. coverage permitted	10%
Proposed bldg. coverage:	
A. Bldg. addition on east side of ex. bath house (1,144 sq ft)	0.56%
B. Bldg. addition B on north side of ex. bath house (181 sq ft)	0.08%
C. Proposed total (1,325 sq ft)	0.64%
Existing bldg. coverage of bath house, pool and Bldg. C (7,809 sq ft)	3.80%
Total bldg. coverage of existing and proposed structures (9,134 sq ft)	4.44%
Parking spaces required.....	As required by the Planning Board
Parking spaces provided	59 spaces

- A. The site is currently improved with a swimming pool facility, multi-purpose court, tot lot and parking lot. The proposed improvements include a new spray pad, a number of retaining walls surrounding the pool components, a new stormwater management pond and new landscaping. To accommodate these improvements, the existing facility fencing (chain link) will be shifted, a number of existing trees will be removed and a portion of macadam pathway will be eliminated.
- B. Vehicular access to the site will be provided by the two existing driveway entrances onto Cedar Lane.
- C. This site is exempt from the requirements of the Forest Conservation Act in accordance with Subdivision Section 16.1202(b)(1)(iv) because it is a

part of a planned unit development (New Town) with preliminary plan approval and 50% or more of its land developed before 12/31/92.

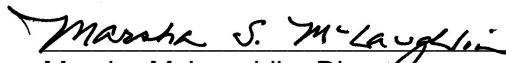
- D. The SDP-07-35 file is available for public review at the Department of Planning and Zoning public service counter, Monday through Friday, 8:00 am to 5:00 pm, except on Howard County Government observed holidays.
- E. This SDP is in accordance with all applicable FDP 66 requirements and the New Town alternative compliance provision of the Landscape Manual.

SRC Action:

On 9/14/07, the Subdivision Review Committee determined this plan to be 'approvable', subject to its agencies' comments. The SRC agencies' comments primarily addressed minor corrections and additions to the plan.

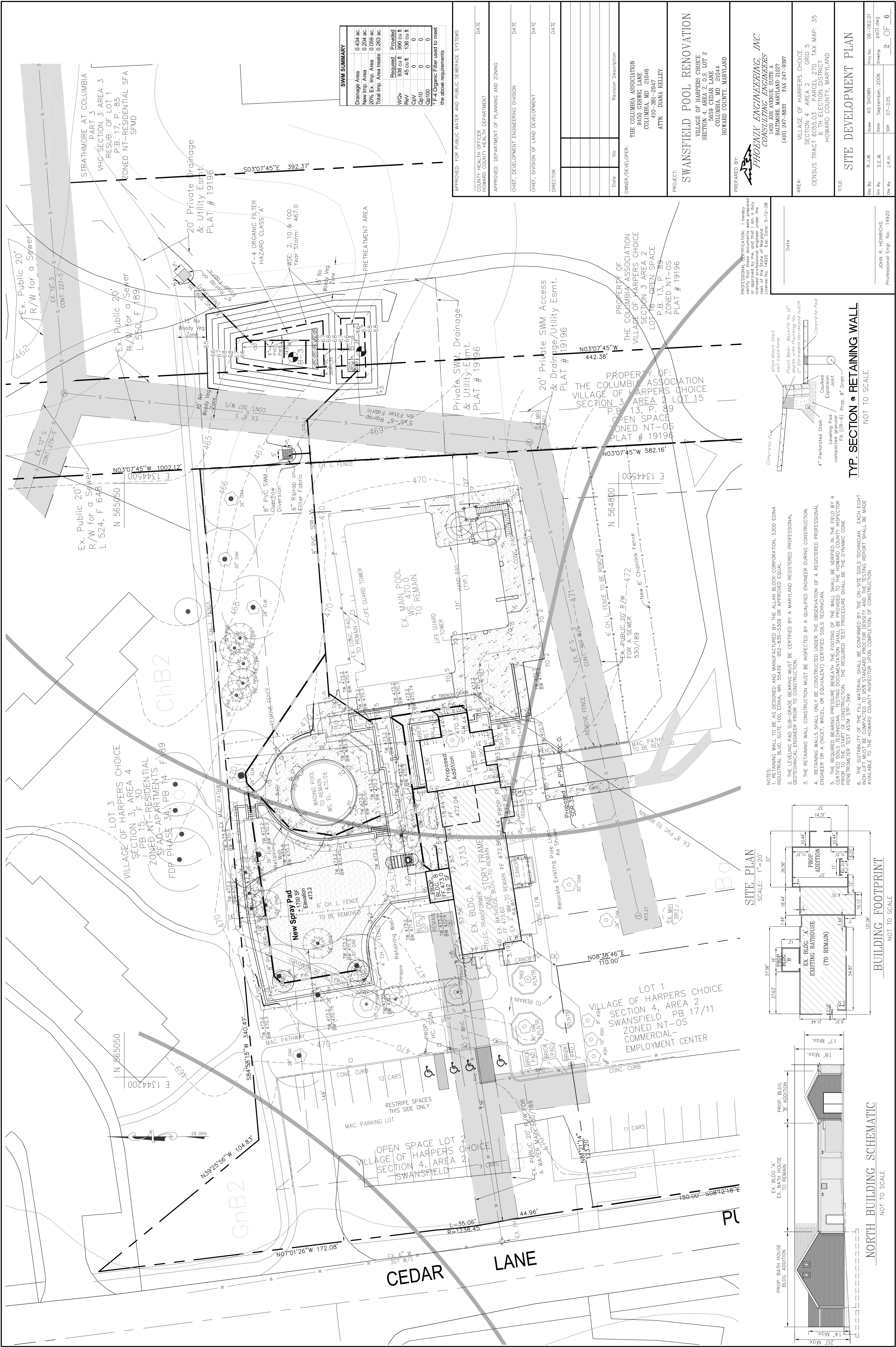
Recommendation:

The Department of Planning and Zoning recommends **approval** of the site development plan, subject to compliance with the SRC agencies' comments.


Marsha McLaughlin, Director
Department of Planning and Zoning

10/16/07
Date

MM/ma/cs/sdp0735rep



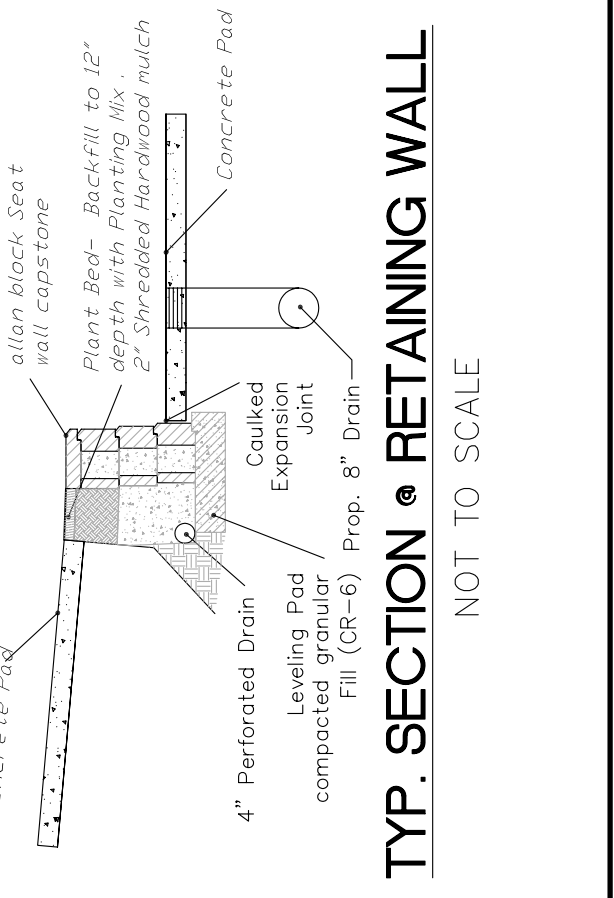
SWM SUMMARY			
Drainage Area	0.634 ac.	Required	Provided
Impervious Area	0.304 ac.	WQv	938 cu ft
20% Ex. Imp. Area	0.061 ac.	Rev	45 cu ft
Total Imp. Area treated	0.263 ac.	Cv	0
		Op10	0
		Op100	0

*F-4 Organic Filter used to meet the above requirements

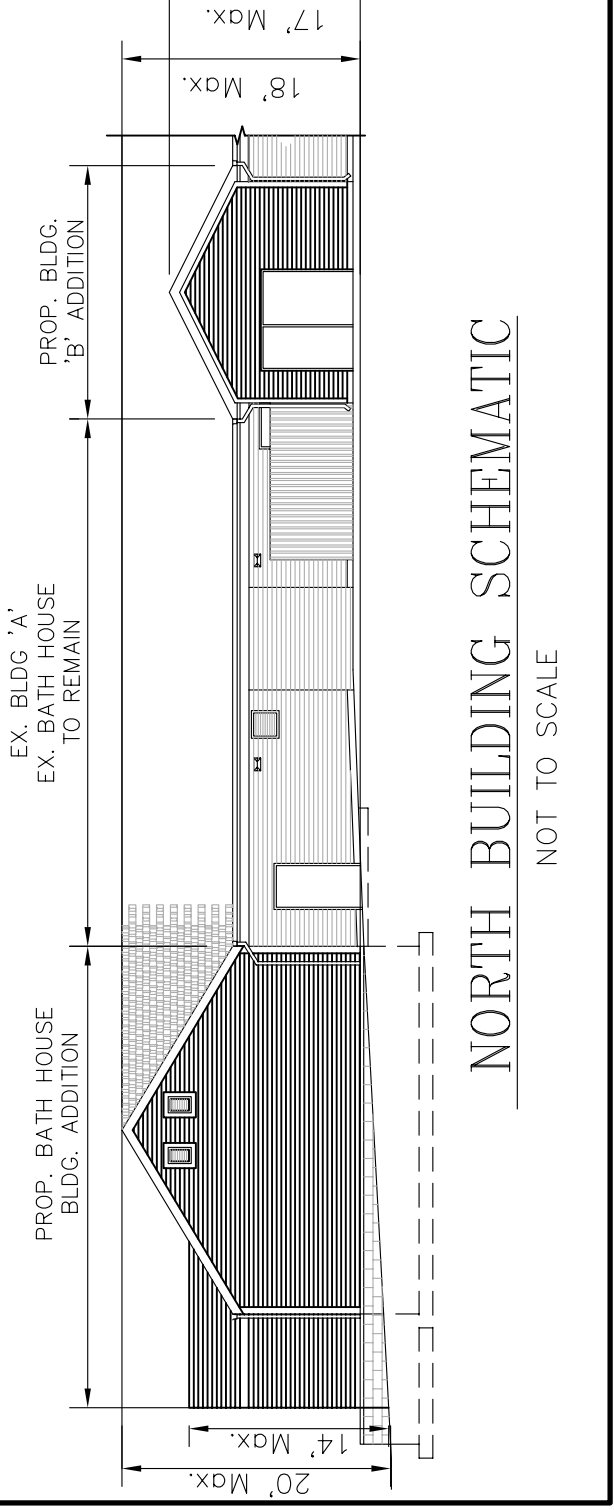
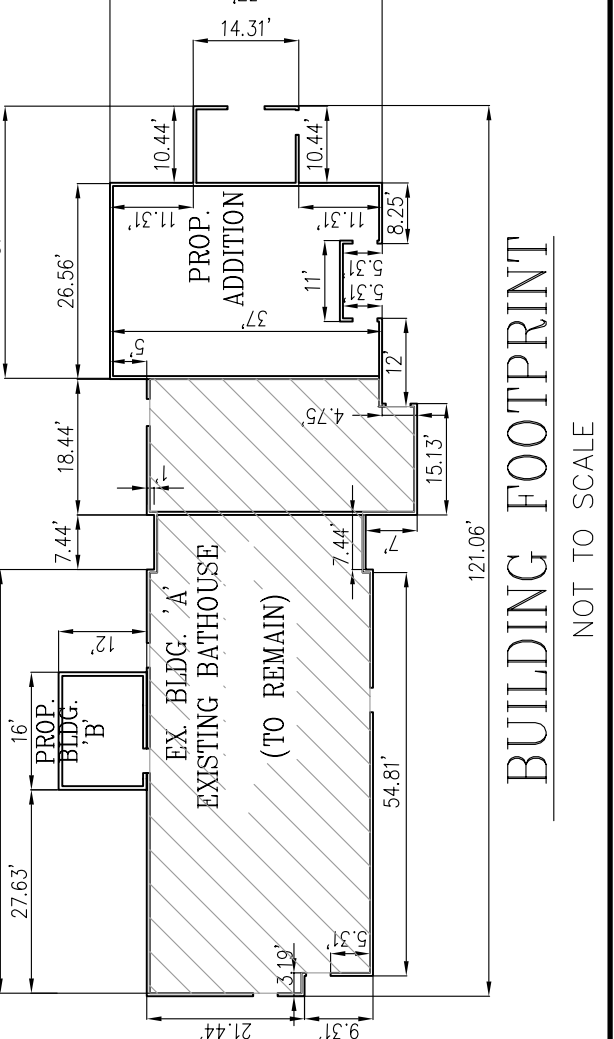
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS		DATE
COUNTY HEALTH OFFICER	HOWARD COUNTY HEALTH DEPARTMENT	
APPROVED: DEPARTMENT OF PLANNING AND ZONING		DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION		
CHIEF, DIVISION OF LAND DEVELOPMENT		
DIRECTOR		
OWNER/DEVELOPER:		Revision Description
THE COLUMBIA ASSOCIATION 9450 GERMING LANE COLUMBIA, MD 21046 (410) 381-2941 ATTN: DIANA KELLEY		
PROJECT:		
SWANSFIELD POOL RENOVATION VILLAGE OF HARPERS CHOICE SECTION 4, AREA 2, O.S. LOT 2 5659 CEDAR LANE COLUMBIA, MD 21044 HOWARD COUNTY, MARYLAND		
PREPARED BY:		
PHOENIX ENGINEERING, INC. CONSULTING ENGINEERS 1420 JOH ANNIE, SUITE A BALTIMORE, MARYLAND 21227 (410) 217-8833 FAX 217-8887		

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared by me or under my direct supervision and I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 14920, Exp. Date 5-12-08

AREA:	VILLAGE OF HARPERS CHOICE SECTION 4, AREA 2, O.S. LOT 2 CENSUS TRACT 605333, ELECTION DISTRICT 3H HOWARD COUNTY, MARYLAND	GRID 5 TAX MAP: 35
TITLE:	SITE DEVELOPMENT PLAN	
Drawn By:	R.J.W.	Scale: AS SHOWN
Check By:	S.E.W.	Date: September, 2006
Drawn By:	J.R.H.	Scale: 07'-035'
Check By:	J.R.H.	Date: 06-06-01
Professional Engr. No.	14920	Project No. 06-062.01
		Drawn By: p801.dwg
		Sheet: 2 OF 6



- NOTES:
1. RETAINING WALL TO BE AS DESIGNED AND MANUFACTURED BY THE ALAN BLOCK CORPORATION, 5300 EDINA INDUSTRIAL BLVD., SUITE 100, EDINA, MN 55439 952-835-5309 OR APPROVED EQUAL.
 2. THE LEVELING PAD SUB-GRADE BEARING MUST BE CERTIFIED BY A MARYLAND REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
 3. THE RETAINING WALL CONSTRUCTION MUST BE INSPECTED BY A QUALIFIED ENGINEER DURING CONSTRUCTION.
 4. RETAINING WALLS SHALL ONLY BE CONSTRUCTED UNDER THE OBSERVATION OF A REGISTERED PROFESSIONAL ENGINEER OR A (INLET, WALL, OR EQUIVALENT) CERTIFIED SOILS TECHNICIAN.
 5. THE REQUIRED BEARING PRESSURE BENEATH THE FOOTING OF THE WALL SHALL BE VERIFIED IN THE FIELD BY A REGISTERED PROFESSIONAL ENGINEER OR A (INLET, WALL, OR EQUIVALENT) CERTIFIED SOILS TECHNICIAN.
 6. THE SUITABILITY OF THE FILL MATERIAL SHALL BE CONFIRMED BY THE ON-SITE SOILS TECHNICIAN. EACH EIGHT INCH LIFT MUST BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AND THE TESTING REPORT SHALL BE MADE AVAILABLE TO THE HOWARD COUNTY INSPECTOR UPON COMPLETION OF CONSTRUCTION.



TYP. SECTION OF RETAINING WALL

NOT TO SCALE

BUILDING FOOTPRINT

NOT TO SCALE

NORTH BUILDING SCHEMATIC

NOT TO SCALE

SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL, SWM & SWM LANDSCAPING PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS
5	DRAINAGE AREA MAP AND PROFILES
6	SWM SPECIFICATIONS

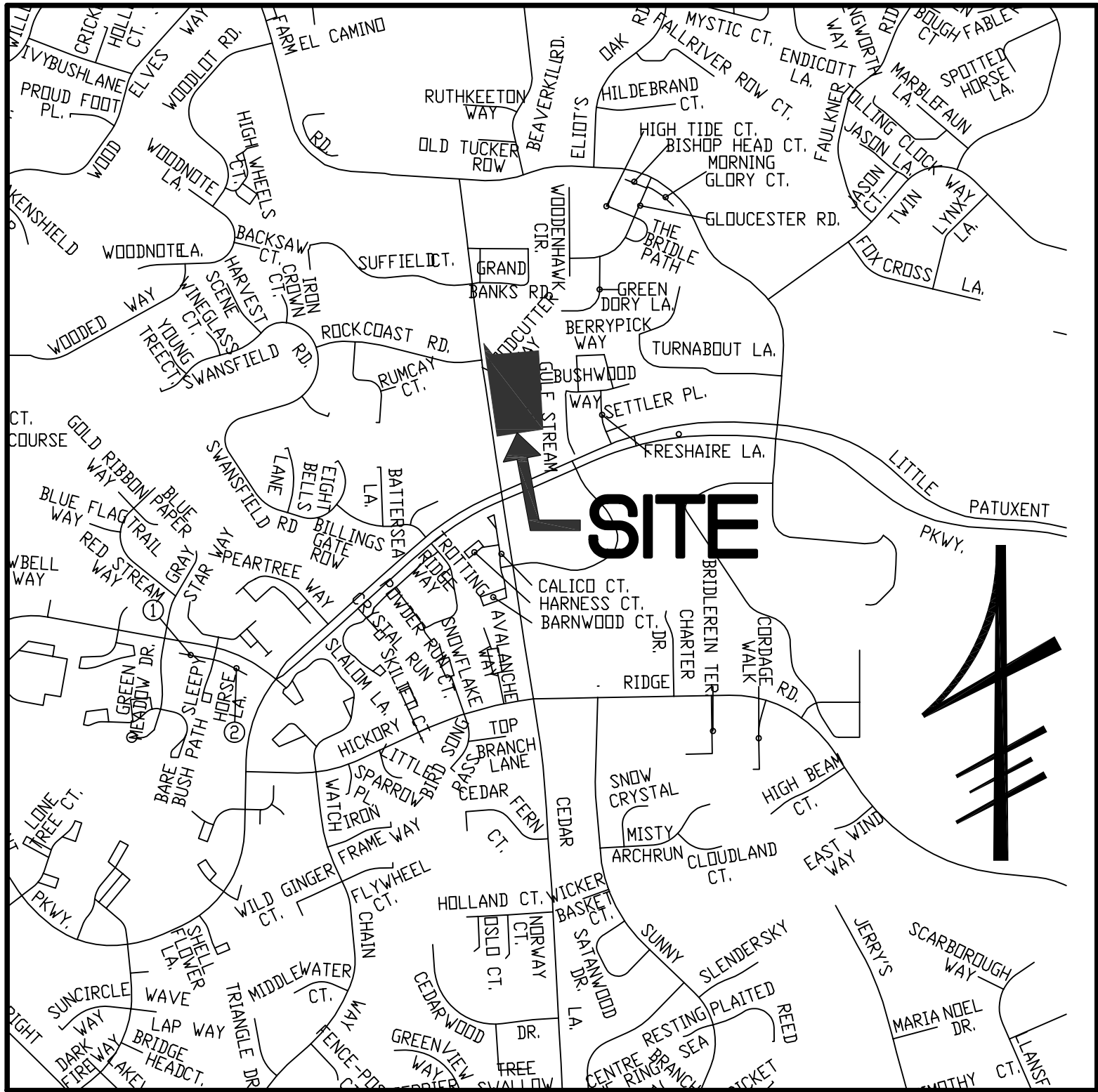
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV IE; STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
2. THE LOCATIONS OF THE UTILITIES SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND DEPTH OF ANY UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEERING OFFICE, PHOENIX ENGINEERING, INC. AT (410) 247-8833 IN THE EVENT OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIP OF FINISHED GRADES TO EXISTING GRADES, PRIOR TO BEGINNING ANY WORK.
4. THE CONTRACTOR SHALL NOTE THAT IN THE CASE OF DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
5. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
6. CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
- "MISS UTILITY".....1(800) 257-7777
- BALTIMORE GAS & ELECTRIC COMPANY.....(410) 685-0123
- VERIZON TELEPHONE.....(800) 978-7532
- AT&T CABLE LOCATION DIVISION.....(410) 539-9900
- HOWARD COUNTY BUREAU OF UTILITIES.....(410) 393-4974
- HOWARD COUNTY CONSTRUCTION/ INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK).....(410) 393-3648
7. ALSO SEE PREVIOUS FILE NUMBERS: PB 17, FOLIO 011, RESOLUTION CMP 550 F 143, SDP 69-09, F 69-03, F 07-199, AND FDP 66.
8. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FOR CONSTRUCTION.
9. TOPO TAKEN FROM FIELD RUN SURVEY PERFORMED BY NJR & ASSOCIATES DATED JUNE 2006.
10. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. THE HOWARD COUNTY MONUMENTS BM #3502 & BM #3505 WERE USED FOR THIS PROJECT.
11. ANY DAMAGE CAUSED BY THE CONTRACTOR TO THE COUNTY RIGHT-OF-WAY, EXISTING PAVEMENT, CURBS AND GUTTERS AND UTILITIES AND TO THE PATHWAYS AT THE SITE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH THE HOWARD COUNTY STANDARDS AND SPECIFICATIONS.
12. THIS PROPERTY IS ZONED N.T.-O.S. AS PER THE AMENDED ZONING REGULATIONS EFFECTIVE JULY 28, 2006.
13. THIS PLAN IS SUBJECT TO THE AMENDED ZONING REGULATIONS EFFECTIVE JULY 28, 2006.
14. THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THIS PROPERTY IS A PART OF PLANNED UNIT DEVELOPEMENT CREATED BEFORE THE DECEMBER 31, 1992 DEADLINE, IN ACCORDANCE WITH SECTION 16.1202(b)(1)(iv) OF THE FOREST CONSERVATION MANUAL.
15. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
16. EXISTING ONSITE WATER AND SEWER ARE PUBLIC IN THE PATUXENT DRAINAGE AREA AND WERE BUILT UNDER CONTRACT 307 W&S.
17. EXISTING UTILITIES ARE BASED ON FIELD RUN TOPO SUPPLEMENTED BY AS-BUILT CONSTRUCTION PLANS.
18. A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT. BECAUSE NO NEW TRAFFIC IS BEING GENERATED. ALL IMPROVEMENTS ARE CONSIDERED ENHANCEMENTS TO THE EXISTING POOL FACILITY.
19. LOTS 1 AND 2 HAVE A SHARED PARKING AGREEMENT. NO NEW TRAFFIC IS BEING GENERATED BY THIS PROJECT. SEE L 964 F 659.
20. A LANDSCAPE PLAN IS NOT REQUIRED BECAUSE ALL WORK PERFORMED WILL BE RENOVATIONS.
21. ALL STORMWATER MANAGEMENT REQUIREMENTS ARE MET FROM AN F-4 ORGANIC FILTER WHICH IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER. A SWM QUANTITY MANAGEMENT SYSTEM IS NOT REQUIRED.

FDP PHASE 66	CRITERIA-OPEN SPACE, CREDITED	
FDP CRITERIA	REQUIRED	PROVIDED
Public Streets	N/A	N/A
Public Rights-Of-Way	N/A	N/A
Major Utility R/W	N/A	N/A
Drainage Facilities	N/A	N/A
Recreational Uses	Pool	Pool
Setbacks-Structures	30' Public, 25' Prop. Line	30' Public Road, 22' Prop. Line, 8' Property Line
Permitted Uses	Swimming Pool	Swimming Pool
Height	As Approved by the Planning Board	18' Max.
Parking	None, except as required for a structure(s) by the Planning Board	Unchanged
Setbacks-General	As Approved by P&Z & the Planning Board	As Approved by P&Z & the Planning Board
Lot Size	As Per Plat	Unchanged
Lot Coverage	10% Max.	4.44%

SWANSFIELD COMMUNITY POOL RENOVATIONS

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



LOCATION MAP
SCALE: 1" = 1000'

SITE ANALYSIS

TOTAL AREA OF LOT 2 = 4.72 AC. OR 205,606 SQ. FT.
TOTAL AREA OF THIS SUBMISSION = 4.72 AC. OR 205,606 SQ. FT.

ZONING: N.T., OPEN SPACE-CREDITED, FDP 66

PROPOSED USE = OPEN SPACE-RECREATIONAL (UNCHANGED)

THE SOILS TYPES SHOWN ON THESE PLANS ARE AS SHOWN IN THE "HOWARD COUNTY SOILS SURVEY".

THERE ARE NO WETLANDS, FLOODPLAINS, OR SLOPES GREATER THAN 15% AS SHOWN ON THIS SITE.

ALL EXISTING VEGETATION ON SITE IS IN THE FORM OF LAWN WITH SPARSE TREE STANDS.

OPEN SPACE (GREEN AREA) TO REMAIN ON SITE = 145,062 SQ. FT. OR 70.5% OF GROSS AREA.

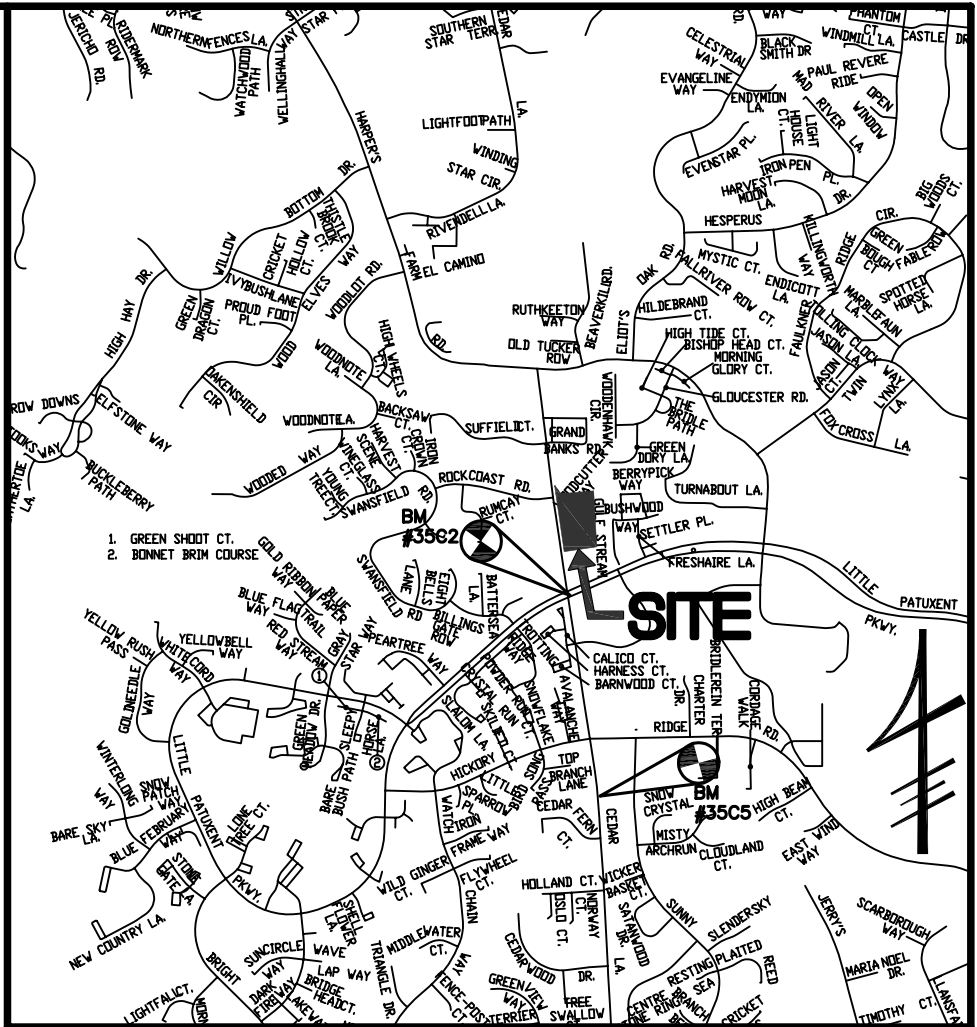
TOTAL AREA TO BE DISTURBED = 56,628 S.F. OR 1.30 ACRES

TOTAL IMPERVIOUS AREA = 53,072 S.F. OR 1.22 ACRES

EX. PARKING PROVIDED:

REGULAR SPACES	55 SPACES (9'x18')
HANDICAP SPACES	2 SPACES (8'x18' w/5' AISLE)
VAN ACCESSIBLE	2 SPACES (8'x18' w/8' AISLE)
TOTAL	59 SPACES (SEE GENERAL NOTE #19)
	21 SPACES ON LOT 1
	38 SPACES ON LOT 2

EX. BLDG 'A' = 2,589 SF (1.26%) TO REMAIN (RENOVATED) (BATH HOUSE)
PROP. BLDG 'A' = 1,144 SF (0.56%) EXPANSION (ADDITION) (BATH HOUSE)
BLDG 'A' TOTAL = 3,733 SF
TOTAL AREA OF PROP. BLDG COVERAGE ON SITE = 1,325 SF (0.64%)
TOTAL AREA OF EX. BLDG COVERAGE ON SITE = 7,809 SF (3.80%)
TOTAL AREA OF BLDG COVERAGE ON SITE = 9,134 SF (4.44%)
ALSO SEE: F-69-03, SDP 69-09 AND FDP 66
PROP. BLDG 'B' = 181 SF (PUMP HOUSE) (0.08%) PROPOSED
EX. BLDG 'C' = 120 SF (PUMP HOUSE) (0.06%) TO REMAIN
EX. SWIMMING POOL = 5,100 SF (2.48%) TO REMAIN



ADC: 16-C6

VICINITY MAP
SCALE: 1"=2000'

BM #35C2 ELEV. 463.465
PK NAIL AT THE P.C. OF CURB 4.56' BEHIND THE FACE OF CURB ON CEDAR LANE, AT THE INTERSECTION OF CEDAR LANE AND LITTLE PATUXENT PARKWAY

NORTHING 563920.8157
EASTING 1344204.1592

BM #35C5 ELEV. 451.595
STAMPED BRASS DISC LOCATED JUST SOUTH OF THE INTERSECTION OF HICKORY RIDGE ROAD AND CEDAR LANE, 5.4' BEHIND THE FACE OF CURB OF CEDAR LANE AND 43.6' SOUTHWEST FROM THE HICKORY PLAZA BANK.

NORTHING 562148.4453
EASTING 1344554.4774

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

COUNTY HEALTH OFFICER DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR DATE

Date	No	Revision Description

OWNER/DEVELOPER:
THE COLUMBIA ASSOCIATION
9450 GERWIG LANE
COLUMBIA, MD 21046
410-381-2947
ATTN: DIANA KELLEY

PROJECT:
SWANSFIELD POOL RENOVATION
VILLAGE OF HARPERS CHOICE
SECTION 4, AREA 2, O.S. LOT 2
5659 CEDAR LANE
COLUMBIA, MD 21044
HOWARD COUNTY, MARYLAND

PREPARED BY:
PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
1420 JOH AVENUE, SUITE A
BALTIMORE, MARYLAND 21227
(410) 247-8833 FAX 247-9397

AREA:
VILLAGE OF HARPERS CHOICE
SECTION 4, AREA 2, GRID 5
CENSUS TRACT 6055.03 PARCEL 270 TAX MAP: 35
6 TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
COVER SHEET

Des By:	R.J.W.	Scale:	AS SHOWN	Proj No:	06-062.01
Drn By:	S.E.W.	Date:	October, 2006	Drawing:	101.dwg
Chk By:	J.R.H.	SDP:	07-035		1 OF 6

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 14920 Exp. Date: 5-12-08

Date

JOHN R. HEINRICHS
Professional Engr. No. 14920

LEGEND

- 188----- EX. CONTOUR
- 188—— PROP. CONTOUR
- 52 X 61 SPOT ELEVATION
- --- PROPERTY LINE

ADDRESS CHART

LOT No.		STREET ADDRESS			
Open Space Lot 2		5659 Cedar Lane			
PERMIT INFORMATION CHART					
SUBDIVISION NAME			SECT./AREA		PARCEL
Village Of Harpers Choice			4/2		Open Space Lot 2
DEEDS		BLOCK	ZONE	TAX/ZONE	ELEC. DIST.
Liber: 3324		5	N.T.-O.S.	MAP 35	6th
Folio: 191					CENSUS TR.
PLAT		WATER CODE		SEWER CODE	
Book: 17		1-106		5584900	
Folio: 011				6055.03	